

811

Wedgewood
Ave

NASHVILLE, TN



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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

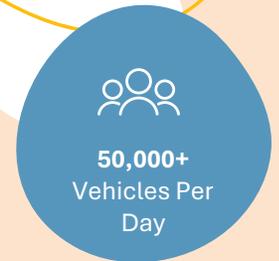
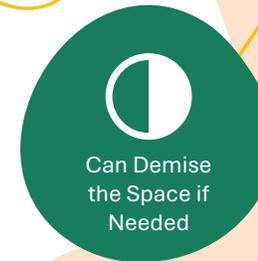
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PROPERTY OVERVIEW

- **Long Term Lease** – 6 years remaining
- **Zero Landlord Obligations** – The Tenant is on an absolute NNN lease allowing for a truly passive investment
- **Option to Extend Lease** – Two 5 Year extension options
- **Downtown Proximity** – Nashville is the most populous metro area in Tennessee, with a population just over 2 Million People.
- **Dense Population** – 251,734 people in a 5-mile radius
- **Recently Renovated** – The building was built in 1960 but took on a substantial remodel in 2015 that brought it multiple roll up garage doors, new roof, lighting, interior etc.



FINANCIAL SUMMARY



TENANT OVERVIEW

| | |
|-------------------------|-------------------------|
| TENANT NAME | THRIVE |
| OWNERSHIP | FEE SIMPLE |
| LEASE GUARANTOR | CORPORATE GUARANTEE |
| LANDLORD RESPONSIBILITY | NONE |
| ORIGINAL LEASE TERM | 10 YEARS |
| RENT COMMENCEMENT | 10/1/2021 |
| LEASE EXPIRATION | 10/1/2031 |
| TERM REMAINING | +/- 5.9 Years |
| INCREASES | 2% ANNUAL INCREASES |
| OPTIONS | 2 FIVE (5) YEAR OPTIONS |

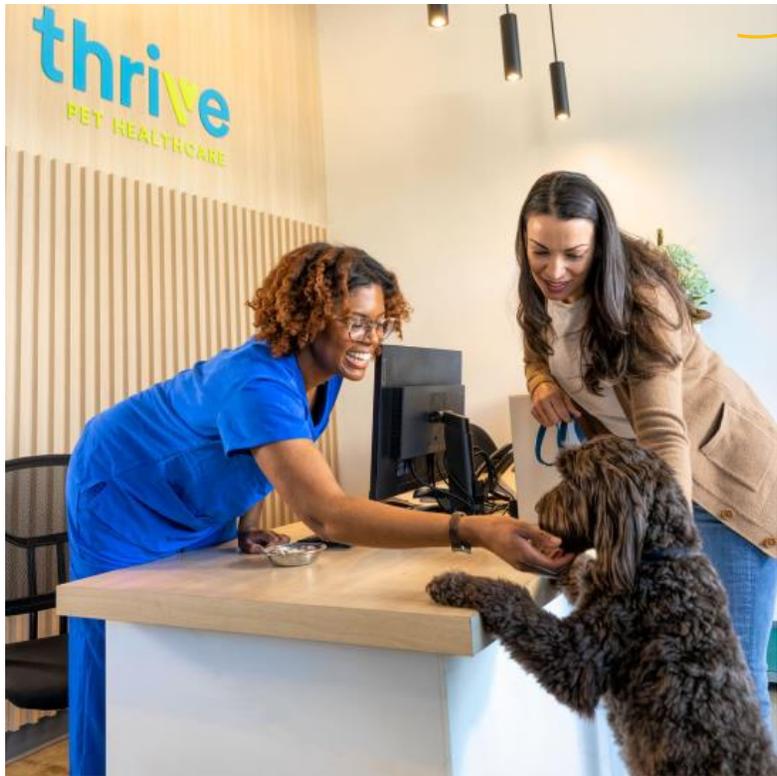
\$4,300,000
LIST PRICE

\$252,314
NOI

5.86%
CAP RATE

Thrive Pet Healthcare

| DATE | Rate Per Sf | Annual Rent | CAP RATE |
|---------|-------------|--------------|----------|
| Current | \$34.10 | \$252,314.94 | 5.87% |
| Year 6 | \$34.78 | \$257,361.24 | 5.98% |
| Year 7 | \$35.47 | \$262,508.46 | 6.10% |
| Year 8 | \$36.18 | \$267,758.63 | 6.23% |
| Year 9 | \$36.91 | \$273,113.80 | 6.35% |
| Year 10 | \$37.65 | \$278,576.08 | 6.48% |
| Year 11 | \$38.40 | \$284,147.60 | 6.61% |
| Year 12 | \$39.17 | \$289,830.55 | 6.74% |
| Year 13 | \$39.95 | \$295,627.16 | 6.87% |
| Year 14 | \$40.75 | \$301,539.71 | 7.01% |
| Year 15 | \$41.56 | \$307,570.50 | 7.15% |
| Year 16 | \$42.39 | \$313,721.91 | 7.30% |
| Year 17 | \$43.24 | \$319,996.35 | 7.44% |
| Year 18 | \$44.11 | \$326,396.27 | 7.59% |
| Year 19 | \$44.99 | \$332,924.20 | 7.74% |
| Year 20 | \$45.89 | \$339,582.68 | 7.90% |



thrive

PET HEALTHCARE

Thrive Overview

Thrive Pet Healthcare is a leading investment opportunity in the growing U.S. pet health sector, operating over 380 veterinary hospitals and clinics nationwide. Through strategic acquisitions and de novo development, Thrive is the most active consolidator in the \$40+ billion market, offering a continuum of care and serving millions of pet owners. Thrive is committed to shaping the future of pet well-being through medical excellence and innovative programs, while also attracting and retaining top veterinary talent. Supported by nearly \$800 million in committed capital and strong revenue growth, Thrive is the category leader, poised to dominate the next era of pet healthcare. This presents a rare chance to invest in a rapidly expanding industry, driven by strong secular trends in pet ownership and care.



- Founded 2003
- 10,000+ Employees
- Austin, TX Headquarters



Downtown
5 Min



8th Ave S



8th Ave S

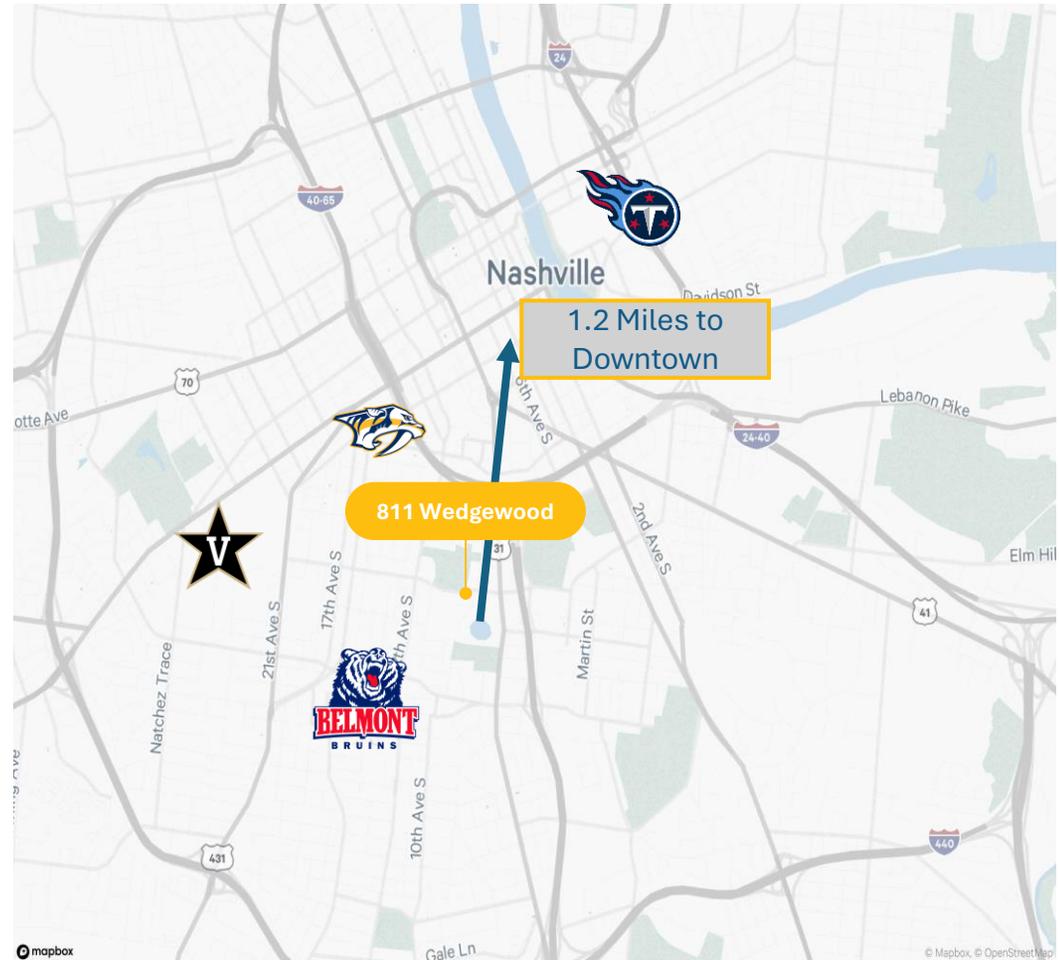


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Wedgewood

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area demographics

| DEMOGRAPHIC COMPREHENSIVE | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 Population | 19,721 | 117,382 | 251,690 |
| 2030 Population - Projection | 24,151 | 138,886 | 280,050 |
| 2025-2030 Annual Population | 4.14% | 3.42% | 2.16% |
| GENERATIONS | | | |
| Generation Alpha | 8.0% | 7.2% | 8.9% |
| Generation Z | 37.4% | 32.0% | 27.5% |
| Millennials | 30.9% | 34.1% | 33.8% |
| Generation X | 11.3% | 13.4% | 14.6% |
| Baby Boomers | 10.2% | 11.4% | 12.7% |
| Greatest Generations | 2.3% | 2.0% | 2.7% |
| HOUSEHOLD INCOME | | | |
| Average Household Income | \$145,673 | \$137,779 | \$138,180 |
| Median Household Income | \$85,171 | \$87,416 | \$86,945 |
| HOUSING VALUE | | | |
| Median Home Price | \$816,539 | \$743,585 | \$600,000 |
| Average Home Price | \$898,755 | \$871,825 | \$793,782 |
| PETS | | | |
| HH Owns Cat | 19.0% | 17.9% | 18.6% |
| HH Owns Dog | 23.1% | 22.9% | 25.1% |



West Facing



811

Wedgewood

NASHVILLE, TN

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